82D CONGRESS } HOUSE OF REPRESENTATIVES { REPORT
1st Session } { No. 634

EXTENDING AND REVISING THE DISTRICT OF COLUMBIA EMERGENCY RENT ACT

JUNE 21, 1951.—Committed to the Committee of the Whole House on the State of the Union and ordered to be printed

Mr. HARRIS, from the Committee on the District of Columbia, submitted the following

REPORT

[To accompany H. R. 4431]

The Committee on the District of Columbia, to whom was referred the bill (H. R. 4431) to extend and revise the District of Columbia Emergency Rent Act, having considered the same, report favorably thereon with amendments and recommend that the bill H. R. 4431 as amended do pass.

The amendments are as follows:

On page 2, line 14, strike out "June 30, 1952" and insert in lieu thereof "March 31, 1952".

On page 13, lines 14 and 15, strike out "shall receive a salary at the rate of $11,200 per annum." and insert in lieu thereof a comma and the following: "notwithstanding the provisions of any other law heretofore enacted, shall receive a salary at the rate of $10,000 per annum."

On page 17, line 16 after the word "order" insert "of the Administrator".

On pages 19 and 20, lines 15 through 24 and lines 1 through 3, strike out all of subsection "(b)".

On page 20 line 4 reletter "(c)" as "(b)".

On page 20 line 16 reletter "(d)" as "(c)".

The following statement was prepared by Robert F. Cogswell, Administrator of Rent Control for the District of Columbia for testimony before the Judiciary Subcommittee of the House District Committee on May 28, 1951, in support of a bill which he had drawn and recommended for the continuation of rent control in the District of Columbia. The bill was presented to the Commissioners of the District of Columbia prior to presentment to the Judiciary Subcommittee. After the meeting of the Judiciary Subcommittee on May

28, 1951, the Commissioners of the District of Columbia held formal hearings on the bill recommended by the Administrator and recommended the enactment of this bill to the House District Committee under date of June 7, 1951.

Mr. Chairman and members of the committee, in informal discussions which I have had during the past 6 months or so with Mr. McMillan, the chairman of the House District Committee; Senator Neely, the chairman of the Senate District Committee; and some members of both committees, including a recent conversation with Mr. Oren Harris, chairman of this committee, it was indicated to me that they believed that if rent control was to be continued in the District of Columbia beyond June 30, 1951, that an extensive revision of the District of Columbia Emergency Rent Act, if not a complete new bill, should be considered by the Congress.

With this in mind, I think it might be helpful to give a brief review of the District of Columbia Emergency Rent Act as some of the members of this committee were probably not on the District committee at the time this legislation was first enacted and therefore may not be entirely familiar with its legislative history. Following very extensive hearings, the District of Columbia Emergency Rent Act was approved by President Roosevelt December 2, 1941, 5 days before Pearl Harbor. By its terms it was to take effect January 1, 1942, and to expire December 31, 1945. In a sense it might be said that the District of Columbia Emergency Rent Act is actually 10 years old, for it froze all rents as of January 1, 1942, effective as of January 1, 1941. It embraced all types of housing accommodations in the District of Columbia, single-family dwellings, apartment buildings large and small, hotels, rooming and boarding houses, and any other housing accommodations offered for rent to the public. Where housing accommodations were not rented on January 1, 1941, but had been rented within the year ending on that date the rental was frozen at the amount which the landlord last received during that year. And for housing accommodations not rented on January 1, 1941, nor within the year ending on that date the rent was to be determined by the Administrator based upon comparable housing accommodations. This was the first rent-control legislation enacted in the United States at the time of World War II. Federal rent-control legislation did not become effective until June 1, 1942.

The sudden attack on Pearl Harbor resulted in an unprecedented influx of persons into the District of Columbia, a very large number of members of the armed services of the United States, as well as its allies to assist in the war effort. Housing accommodations became almost impossible to obtain. Under the Rent Act a rooming and boarding house was defined to mean one in which living quarters were rented by the householder "to more than two persons." Public appeals were made to citizens of the District of Columbia to open their homes in order to assist in relieving the housing shortage. Many owners of private homes in the District of Columbia were agreeable to doing this but they strenuously objected to having their homes defined as "a rooming and boarding house." As a consequence the act was amended by Public Law 715 of the Seventy-seventh Congress, approved September 26, 1942, to provide that a rooming and boarding house should be defined to mean one wherein "quarters were rented to more than four persons." This helped to a very great degree. It was next amended by Public Law 242, Seventy-ninth Congress, approved December 3, 1945, extending the act from December 31, 1945, to December 31, 1946. It was next amended by Public Law —— of the Eightieth Congress, approved June 29, 1946, extending the expiration of the act from December 31, 1946, to December 31, 1947. By Public Law 322 of the Eightieth Congress, approved August 1, 1947, an amendment was made permitting a landlord which was a recognized school or accredited nonprofit university having a bona fide need to use premises owned by it for educational, research, administrative, or dormitory use to obtain them. By Public Law 309, Eightieth Congress, approved August 1, 1947, the act was extended from December 31, 1947, to March 31, 1948. It was again extended by Public Law 466 of the Eightieth Congress, approved March 30, 1948, from March 31 to April 30, 1948.

Public Law 507 of the Eightieth Congress, approved April 29, 1948, extended the act from April 30, 1948, to March 31, 1949. This amendment contained a number of important provisions. It decontrolled housing accommodations in hotels used exclusively for transient occupancy. It decontrolled housing accommodations the construction of which was completed after March 31, 1948, or which are "additional housing created by conversion after March 31, 1948." Likewise it

decontrolled nonhousekeeping furnished housing accommodations located within a single-family dwelling unit not used as a rooming or boarding house. It also provided that appeals from the order of the Administrator under section 4 would be directed to the Municipal Court of Appeals for the District of Columbia rather than to a three-judge statutory court, the Municipal Court of Appeals for the District of Columbia being a newly created court.

It was next amended by Public Law 45, Eighty-first Congress, approved April 19, 1949. The amendment which was carried in the act approved Apri 29, 1948, decontrolled housing accommodations "which are additional housing accommodations created by conversion, after March 31, 1948" resulted in widespread circumvention and evasion of the act. Failure to define the word "conversion" resulted in many landlords alleging that they had created a conversion by resorting to methods which brought a deluge of complaints into this office. In many cases beaverboard partitions had been carelessly erected in basements of houses. In other instances large rooms were divided into small rooms by the flimsiest kind of partitioning. Investigation revealed that there was widespread violation of the Electrical, Fire, and Health Department regulations. It reached such a point that the Administrator sought an amendment to curb this practice. As a result Public Law 45 to which reference has just been made contained an amendment providing that any housing accommodations resulting from "conversion" created on or after May 1, 1949, should continue to be housing accommodations subject to maximum rent ceilings and minimum service standards unless the Administrator issues an order decontrolling them which he was directed to do if he found that the conversion resulted in "additional self-contained family units" as defined by regulations to be issued by him. Regulations were put into effect and complaints in regard to conversions practically disappeared. In brief, the regulations required forms to be completed setting forth the condition of the premises before and after conversion, the date on which the permit was granted by the District authorities to make the necessary repairs, the cost thereof, and the date of completion. In addition, practically all of these conversions have been inspected by a staff member of this office to make certain that additional "self-contained" family units have been created.

I believe that most of the members of this committee will recall the vigorous complaints tenants made from time to time regarding the sale of apartment buildings in this city on a cooperative basis. These complaints reached their height during the years 1947–48. As a result, an amendment was made to the act which required that 65 percent of the tenants occupying the structure to be used as a cooperative building would have to consent to purchase an apartment before tenants could be evicted. This amendment also changed the definition of a hotel. The original definition defined a hotel to be an establishment "operating under a hotel license and having in excess of 50 rooms used predominantly for transient occupancy, that is, for living quarters for nonresidents on a short-time basis." This definition was amended so that the term meant "an establishment operating under a hotel license and occupied by an appreciable number of persons who are provided customary hotel services, such as maid service, furnishing and laundering of linens, telephone and secretarial or desk service, use and upkeep of furniture and fixtures, and bell-boy service."

One other provision in this amendment, in the opinion of the Administrator, materially reduced the effective administration of the act. It struck out the criminal provision which provided that any person who willfully violated the act or orders issued thereunder or who willfully participated in any fictitious sale or other device or arrangement with the intent to evade the act should be prosecuted by the Corporation Counsel and upon conviction should be fined not more than $1,000 or imprisoned for not more than 1 year, or both. Until this provision was stricken from the act mere reference to it brought compliance from some individuals who up to that point openly defied the provisions of the act and orders issued thereunder. The Administrator was well aware of the fact that the control of rental housing accommodations, coupled with a fine and possible jail sentence for willful evasion of the act, was obnoxious to many persons who willingly complied with the law. It, of course, was not directed to them. Realizing that overzealousness on the part of this office in resorting to criminal prosecutions for violations of the act would have an adverse psychological effect on the entire operation of the office, the Administrator resorted to this section only when he was thoroughly convinced that all reasonable efforts to have the party refusing to comply with the law had failed. As evidence of the careful use of the authority granted him, the Administrator resorted to criminal prosecution in only 15 cases during the entire time that this section was in the act, namely, from January 1,

1942, to April 19, 1949. In every case which the Corporation Counsel saw fit to prosecute after the matter had been referred to him by the Administrator a conviction was obtained. However, in no case was anyone sent to jail. The Administrator is still of the opinion that if this act is amended it should contain the criminal provision which was stricken. It kept serious violations to a minimum.

Another amendment to the act under this amendment has caused considerable discussion among lawyers. It provides that nothing in the act "shall be construed as authorizing or permitting the recontrol of any housing accommodations which have heretofore been decontrolled." The Administrator has never had the authority to decontrol any housing accommodations in the District of Columbia except by express statutory enactment. Likewise he has never been granted authority to recontrol any housing accommodations which had once been decontrolled. The Administrator leans to the view that at the time this amendment was enacted some Members of the Congress may have thought that the Administrator of Rent Control for the District of Columbia had power somewhat similar to that granted the Housing Expediter to recontrol formerly decontrolled housing accommodations under certain conditions.

The act was next amended by Public Law 592, Eighty-first Congress, approved June 30, 1950. It decontrolled furnished nonhousekeeping accommodations rented as rooms without kitchen privileges or facilities for cooking, and also the building which was used for that purpose. In short, it removed control from rooming houses and then in turn removed control from the building itself so that both the operator of a rooming house and the owner of the building could increase rents if they so desired. This amendment also contained a provision to the effect that "self-contained family units located in hotels" should be decontrolled if the Administrator finds that such hotel is primarily engaged in furnishing accommodations for transients. This resulted in the decontrol of housekeeping apartments in all of the larger well-known recognized transient hotels. It also contains an amendment which provides that the Administrator may by order adjust the maximum rent ceiling or minimum service standard under section 4 although the landlord fails to produce evidence of facts occurring in the period from January 1, 1941, to December 31, 1945, if the landlord proves circumstances which in the opinion of the Administrator excuses the failure to produce evidence of such facts. The purpose of this amendment was to assist property owners who in an increasing number of cases found it impossible to furnish all of the required facts and figures relating to taxes, maintenance and operating expenses in connection with the operation of their housing accommodations since January 1, 1941. A case went from this office to the Municipal Court of Appeals for the District of Columbia where the Administrator upheld the action of one of our trial examiners permitting an increase in rent although the landlord was not able to produce some of the maintenance and operating expenses figures during the years of 1942, 1943. and 1944. Extensive repairs and improvements were made to the building in question during the year 1947. There was no dispute between the landlord and tenants as to these items as they were proved by submission of proper records. However, the Municipal Court of Appeals reversed the Administrator and held that unless all of the facts and figures relating to the operation and maintenance of the building were produced from 1941 down to the date of the hearing "the act was meaningless." Following this decision the matter was taken up with the chairman of the House District Committee and he in turn referred it to Mr. Harris who after a discussion with the Administrator sponsored the amendment referred to.

It has become increasingly difficult to administer the act under the 1941 base. Rental properties in the District of Columbia have changed hands many times since 1941 and in a number of cases it has been proved beyond doubt—in fact, stipulations have been entered in cases in this Office between counsel for landlords and tenants—that certain facts and figures prior to 1945 are absolutely unobtainable. In fact, there has been some difficulty even obtaining them subsequent to 1945 where owners of property have moved away from the city, death has intervened, or records have been unwittingly destroyed.

By Public Law 883 of the Eighty-first Congress this act was extended from January 31 to March 31, 1951, and it was again extended by Public Law 10 of the Eighty-second Congress, approved March 23, 1951, wherein the expiration date was moved to June 30, 1951, approximately 1 month hence. The foregoing is a brief history of the amendments to the District of Columbia Emergency Rent Act from the date of its first operation January 1, 1942, to the present time.

This brings us to the purposes for which this meeting has been called to consider what should be done, if the act is to be extended, to bring it more in line with

presently prevailing conditions. Following an experience of more than 9 years in the administration of the District of Columbia Emergency Rent Act it is the opinion of the Administrator that an extension of housing rent controls in the District of Columbia at this time should include a substantial revision of the present act, if indeed not an entirely new act, to bring the matter of rent control up to date, facilitate its administration and clarify the act in the light of numerous amendments made to the original act by legislation which has extended it since December 31, 1945. The revision which I have in mind retains without change the major features of the original act so as to continue the benefits accrued from administrative experience and the various court interpretations which have now become familiar to those appearing in the courts and in the Administrator's office. The major changes are designed to meet present-day conditions; to provide for the recontrol of some units heretofore decontrolled; to reinstate the criminal-penalty provision of the original act; to establish a more realistic rent freeze date for efficient administrative procedure; to equalize rents and services on comparable units as far as practicable and to make some changes in the administrative procedure to promote efficient and prompt handling of adjustment matters. Increased operating costs and other economic factors since 1941 indicate the need for providing administrative methods for increasing maximum rent ceilings on housing accommodations which have been under control for the past 9 years to a more equitable range with rents prevailing for housing accommodations constructed since the end of World War II and which are now not controlled. The press recently quoted the chairman of this committee as having stated that at the hearing on rent control for the District of Columbia he would like to explore the entire subject matter. With this thought in mind the Administrator, believing it will be helpful to the committee and to others who are interested in the matter, is undertaking to explain in a general way the more important proposed changes to the present act. You have before you what I have captioned "Proposed Revision of District of Columbia Emergency Rent Act."

SECTION I

Section I remains the same as the present act except that the termination date is changed from June 30, 1951, to June 30, 1953. I have used this date because it coincides with the President's proposal as to other economic controls and is for a relatively short period of time considering local and national conditions as they exist today.

SECTION II

There have been some changes made in section 2. Under the proposed revision the freeze date is established as of January 1, 1951, instead of the original freeze date of January 1, 1941, still carried in the law. Housing units not heretofore controlled by existing law will become controlled and the rentals prevailing on January 1, 1951, for that class of housing will become the maximum rent ceilings therefor. All housing units offered for rent for the first time after January 1, 1951, will also be subject to controls. Most of the new construction, particularly the large apartment buildings in this city constructed subsequent to March 31, 1948, the date on which all new construction thereafter was decontrolled, according to the information and belief of the Administrator, has been constructed under provisions of the Federal Housing Act. The rentals fixed on these apartments are therefore those determined by the FHA and the effect of bringing them under control would merely freeze them at the present rate base.

The most important change in the act is set out in paragraph 4 of section 2 found on page 2. As the committee is aware, the original Rent Act approved December 2, 1941, became effective January 1, 1942, but froze the existing rental housing accommodations as of January 1, 1941, over 10 years ago. Under section 4 of the present act provision was made to authorize the Administrator to increase the rental ceilings as of January 1, 1941, where there occurred an increase in taxes and maintenance and operating expenses. There are today a large number of housing accommodations such as single-family dwellings; four- and six-family flats (sometimes being referred to as cold-water flats as the tenant pays for heat, gas, and electricity) many of them owned by individuals who have found it impracticable to apply for rent increases and therefore have suffered considerable economic strain under the existing law. The general service standard applicable to most of these properties in 1941 was that the owner kept them weather tight and made necessary repairs required by the health and safety regulations of the District of Columbia. Redecoration was done only when the owner deemed it necessary. The economic situation of these property owners has

been brought to the personal attention of the Administrator in a number of instances, particularly since the outbreak of hostilities in Korea. The Administrator has found that many of the owners of this class of housing accommodations include elderly people, in some cases widows and in other cases persons living on retirement funds. In the large majority the housing accommodations involved rent from $35 to $45 or $50 per month, some of them dating as far back as 1938. The Administrator suggested to some of his callers that if the housing accommodations were improved by redecorating, etc., that they could obtain an upward adjustment of rent. He was met with the response that the rents are so low that it is impossible under present-day conditions to redecorate and repair these housing accommodations because of the high cost of labor and materials. One elderly lady who owned three of these four-family-flat buildings stated to the Administrator that she would like very much to improve her property but she had found upon investigation that to put it in the condition that she would like to have it, it would take more than the year's rent for each building. Her apartments rent for approximately $39 per month. Due to the prevailing economic conditions it is the opinion of the Administrator that these property owners are justly entitled to an increase in rent.

The Administrator has given very serious thought and study to some method to bring relief to these persons and to generally adjust the rental of other controlled housing accommodations in the District of Columbia so that they will have a reasonable relation to rents for housing accommodations completed after March 31, 1948, and at present decontrolled. He has reached the conclusion that to permit a 20 percent increase over rentals existing as of January 1, 1941, and to freeze the rents of housing accommodations in the District of Columbia as of January 1, 1951, would compensate property owners for increases in maintenance and operating expenses which have occurred up to January 1, 1951. By this it is not to be understood that present housing accommodations under control where an increase in rent has already been authorized would have an additional 20 percent increase superimposed thereon. For example, if on January 1, 1941, an apartment was renting for $50 per month and during the interim between January 1, 1941, and January 1, 1951, an increase of 10 percent over the 1941 rent had been allowed by this office an additional 10 percent would be granted so that the rent would be $60 per month instead of $55 per month with an allowance to the landlord for the increase in taxes and water rent authorized by General Orders 12 and 13 of this office. For housing accommodations which were rented for the first time subsequent to January 1, 1941, the proposed increase will not exceed 2 percent per year for each calendar year ending after the application was first filed in this office for a rent ceiling under the present act. For example, if an application for a first rent ceiling were filed in this office 5 years ago the landlord would be entitled to an increase of 10 percent over the rental determined by this office, plus any upward adjustments heretofore authorized said landlord by General Orders 12 and 13 of the Administrator, for taxes and water rent.

In the case of most of the large multifamily housing projects in the District of Columbia it is the belief of the Administrator that the net increase over present rents will not exceed 10 percent, in a number of them it will be considerably less. The Administrator has made a spot check of 25 apartment buildings on which rent adjustments have been allowed wherein the number of units in each building varies from 73 to 525. Under the proposed increase of not permitting more than a 20-percent increase over the 1941 rents one large building on Connecticut Avenue would be entitled to an increase of less than 6 percent; one on New Hampshire Avenue, 4 percent; another on Connecticut Avenue, less than 6 percent; another on New Hampshire Avenue, 10 percent; one on Massachusetts Avenue NW., 8 percent; one on Massachusetts Avenue NE., 7 percent; one on Columbia Road NW., 12 percent; one on Ontario Road NW., 12 percent. In 23 of the buildings referred to the maximum increase would not exceed 12 percent. In one or two it would be approximately 13 percent. It is the opinion of the Administrator that this proposal to adjust maximum rent ceilings not to exceed 20 percent over those prevailing in 1941 and to establish the freeze date as of January 1, 1951, will have the effect in practically every case of having rent ceilings remain at that figure at least until January 1, 1952. While there has been no change in the act which would prevent a landlord from requesting an increase in rent over and above that frozen as of January 1, 1951, it would only be in rather exceptional cases, in the opinion of the Administrator, that there would be sufficient rise in increased taxes, maintenance and operating expenses subsequent to January 1, 1951, to justify a further increase in the prevailing rent. It is the further belief of the

Administrator that if Congress should see fit to adopt this suggestion that it would result in reducing the number of complaints on the part of tenants that housing accommodations in which they live are not kept up to a reasonable standard of efficiency and cleanliness and the allegation of many landlords that if they were receiving more rent, repairs and redecoration which are not now made until they become absolutely necessary would be forthcoming.

The paragraph beginning at the bottom of page 2, section 2 (b) (1), relates to hotels, rooming houses, boarding houses, or lodging houses which are not now under control. It defines all of them as transient accommodations. This for the reason that there has been no control over transient accommodations in hotels for several years and self-contained family units in transient hotels were decontrolled by the amendment to the act June 30, 1950, in all cases where hotels applied to the Administrator and proved to his satisfaction that they were recognized by the traveling public as transient hotels. Rooming and boarding houses and lodging houses have been classed as transient accommodations because the courts have ruled that a "roomer" in a rooming or boarding house is not a "tenant" and therefore is not entitled to a 30 days' notice to vacate as provided for in the Code of Laws of the District of Columbia. The Administrator has found from actual experience that in a sizable number of rooming and boarding houses in the District of Columbia the rental arrangement is based on a weekly rental rather than a monthly rental. This section recontrols hotels but it leaves rooming houses, boarding houses, or lodging houses free from control at the present time, subject to their being controlled hereafter if under circumstances set forth therein the Administrator is of the opinion that the demand for this type of housing accommodation has become sufficiently acute to justify control.

The following paragraph No. 2 provides that on and after July 1, 1951, subject to such adjustments as may be made pursuant to sections 3 and 4, hotels are recontrolled on July 1, 1951, at the highest rental rate charged for transient accommodations during the calendar year 1950. This in effect would freeze all transient hotel accommodations at the rate prevailing on January 1, 1951.

Paragraph 3 provides that in view of the fact that the President declared on December 16, 1950, that an emergency existed, residential property in areas zoned as A-restricted could be used for rental housing accommodations. There may be objection to the inclusion of this paragraph from many quarters. It is not the purpose of the Administrator to insist that it should be retained. During the period of time that he has had this entire matter under consideration world conditions at one time or another indicated that it might be advisable to have this provision in the act so that if unforeseen circumstances should bring about a sudden and heavy influx of persons into the District of Columbia such as occurred at the outbreak of World War II, many additional housing accommodations not permitted to be rented for rooming-house purposes would immediately become available.

SECTION III

General and special adjustments.—This is found at the bottom of page 3. Paragraph (a) provides for general increases similar to those existing in the present law except that the date has been changed from January 1, 1941, to January 1, 1951. Paragraph (b) and paragraph (c) provide administrative methods to equalize rents for units in the same building or group of buildings where because of prior adjustments under existing law or difference in construction date or other factors, the rent ceiling for comparable housing accommodations are unequal. It is not believed that the provisions in these two paragraphs will be much used. But they provide an equitable manner of adjusting rents in cases where the adjustment could not be obtained solely on the basis of "peculiar circumstances" contained in the present act. Paragraph (d) provides administrative methods for adjustments to cover transient accommodations if and when they are controlled.

SECTION IV

Petition for adjustment.—This is at the top of page 5. Sections 4 (a), (b), (c), (d), (e), and (f) preserve the same adjustment provisions contained in the existing act except that the base date is January 1, 1951, instead of January 1, 1941. By establishing rent ceilings at 1951 levels as provided for in section 2, adjustments upward or downward will result from increases or decreases in rents or service standards occurring since the 1st of January 1951.

Paragraph (g) is new. As you will see it provides that upon the expiration of 45 days after the date of filing of any petition by any landlord for adjustment of

the maximum rent ceiling under paragraph (b) of this section, the maximum rent ceiling for housing accommodations covered by such petition automatically becomes the ceiling requested unless and until such adjustment petition shall have been finally disposed of by the Administrator or his office pursuant to sections 8 and 9, which relate to procedure. If at the time of the final disposition of the petition it is found that the adjustment made by the Administrator is less than the rent ceiling which the landlord had collected after the 45 days' period had elapsed, the tenant shall be entitled to a refund to the extent of the difference but the landlord shall not be liable for any penalties under the provisions of this act. For example, a landlord renting a housing unit at $50 per month, requested a 10-percent increase and the volume of work in this office was so great that 45 days elapsed before the petition was heard or disposed of, the landlord could collect $55. If, however, following a hearing before an examiner, the maximum rent ceiling was determined to be $52.50 or 5 percent, the tenant would be entitled to a refund of the difference, namely, $2.50 per month for the period of time that the higher rent had been collected. This will result in a more equitable handling of these cases, particularly when the delay in reaching them is not occasioned by any fault of the party filing the petition.

The Administrator has had cases brought to his attention where it appeared to him that dilatory tactics had been purposely resorted to in order to prevent the rental ceiling recommended by the examiner from becoming effective. The proposal to have the requested rental ceiling take effect 45 days after the filing of the petition subject to adjustment in favor of the tenant if the final order of the examiner or the Administrator is lower than that sought will result in motions for rehearing and petitions for review being filed only in cases where the party feeling aggrieved believes that he has meritorious grounds for his action. The Administrator is of the opinion that it will eliminate improper delays and materially aid the hearing and final disposition of adjustment cases under section 4.

SECTION V

Section 5 is essentially the same as under the present act except that paragraph 2, found on page 7, changes the law in relation to obtaining possession of units in cooperative apartments. The present act provides that there must be at least 65 percent of the units in a cooperative apartment sold to occupants in possession prior to the conversion of the building to cooperative ownership. There have been numerous devices created to circumvent this provision and in addition the Administrator is of the opinion that conditions which indicated the need for a 65-percent purchase have changed since its enactment in 1949. The United States Court of Appeals for the District of Columbia Circuit has definitely established that the purchaser of a cooperative apartment unit acquires a proprietary ownership and thereby becomes a "landlord" under the Rent Act. A group of tenants in one of the larger apartment buildings in this city which was converted into a cooperative contested the right of a purchaser to obtain possession of a unit in one of these buildings on the ground that he was not a "landlord" within the meaning of the Rent Act. The courts having decided that he was a "landlord," the real test under this provision is now whether or not such a purchaser is a bona fide owner and has paid in cash a substantial part of the purchase price. The proposed amendment reads:

"The landlord seeks in good faith to recover possession of the property for his immediate and personal use and occupancy as a dwelling: *Provided*, That in the case of housing accommodations in a structure or premise owned or leased by a cooperative corporation or association no such action or proceeding under this paragraph or paragraph (3) of this section shall be maintained unless the landlord is a bona fide owner of stock in, or a member of, such cooperative corporation or association and has actually paid in cash at least thirty percentum of the full purchase price of the stock, proprietary lease or other evidence of ownership entitling the landlord to possession of such housing accommodations."

It is the opinion of the Administrator that the language contained in this revision will eliminate abuses, tend to curtail acts of bad faith, and will permit bona fide purchasers of cooperatives to obtain possession for their own use as a dwelling.

Paragraph 5 found at the foot of page 7 is new. This provision reading:

"The landlord seeks in good faith to recover possession for the immediate purpose of discontinuing the housing use and occupancy for a continuous period of not less than six months, during which period commencing on the date possession is recovered under this subsection it shall be unlawful for the owner of such housing accommodation or his agent to demand or receive rent for the same, and any

person paying such rent may bring an action for double the amount of the rent so paid pursuant to the provisions of section 10 of the Act."

This provision is similar to provisions contained in the National Rent Law with additional safeguards. If a landlord is willing not to rerent his repossessed property for a period of 6 months he may obtain possession hereunder. There have been numerous instances here where for legitimate reasons the landlord desires to have the tenant vacate but does not come within any of the grounds provided for by the existing act for repossession.

Sections 6, 7, 8, 9, 10, 11, 12, 13, and 14 of this revision are almost identical with those in effect except that the criminal-penalty provision in section 10 (b) found on page 12, contained in the original law and eliminated by the act of 1949, Public Law 45, Eighty-first Congress, is restored.

If Congress should decide to extend the present rent act beyond June 30, 1951, I believe that the revision which I have proposed will meet with the general approval of the public. As I stated at the outset it represents a considered study of the whole matter based on more than 9 years' experience as Administrator of Rent Control for this city.

The Judiciary Subcommittee of the House District Committee held public hearings on the bill and after hearing from many opponents and proponents of the bill met in executive session to consider the proposed legislation which the Administrator had recommended. The subcommittee came to an agreement that the bill recommended by the Rent Administrator was a good one with these exceptions:

1. The subcommittee agreed that the extension be made for 1 year only, rather than 2 years, as proposed in the Administrator's bill.

2. The subcommittee also agreed that the 65-percent clause, relating to purchase of units in a cooperative apartment, be reinstated in the bill as under existing law, rather than the proposal of the Administrator that one buying housing accommodations in a cooperative apartment project should be required to make a bona fide cash payment of 30 percent of the cost of the apartment being purchased.

3. The Judiciary Subcommittee came to the agreement that controls were no longer necessary on hotels and that there was no need for stand-by controls on rooming, boarding, or lodging houses as recommended by the Administrator in his proposed bill.

With the above exceptions a new bill was prepared and introduced in the House on June 13, 1951, H. R. 4431.

The House District Committee in considering the bill H. R. 4431 at its meeting on Wednesday, June 20, 1951, agreed to accept all of the proposals made by the subcommittee with the exception that the committee amended the bill so that the new law would expire on March 31, 1952, rather than June 30, 1952. This was done so that the District law would be consistent with what some members of the committee understood would be written into the Federal bill. The other major change made by the committee in the bill recommended by the subcommittee was in striking the section relating to criminal penalties from the bill.

CHANGES IN EXISTING LAW

In compliance with paragraph 2a of rule XIII of the Rules of the House of Representatives, changes in existing law made by the bill, as introduced, are shown as follows (existing law proposed to be

omitted is enclosed in black brackets, new matter is printed in italics, existing law in which no change is proposed is shown in roman):

[55 Stat. 788, ch. 553 as amended]

[*Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,*

[SECTION 1. PURPOSES, TIME LIMIT.—(a) It it is hereby found that the national emergency and the national-defense program (1) have aggravated the congested situation with regard to housing accommodations existing at the seat of government; (2) have led or will lead to profiteering and other speculative and manipulative practices by some owners of housing accommodations; (3) have rendered or will render ineffective the normal operations of a free market in housing accommodations; and (4) are making it increasingly difficult for persons whose duties or obligations require them to live or work in the District of Columbia to obtain such accommodations. Whereupon it is the purpose of this Act and the policy of the Congress during the existing emergency to prevent undue rent increases and any other practices relating to housing accommodations in the District of Columbia which may tend to increase the cost of living or otherwise impede the national-defense program.

[(b) The provisions of this Act, and all regulations, orders, and requirements thereunder, shall terminate on June 30, 1951, except that as to offenses committed, or rights or liabilities incurred, prior to such expiration date, the provisions of this Act and such regulations, orders, and requirements, shall be treated as still remaining in force for the purpose of sustaining any proper suit, action, or prosecution with respect to any such right, liability, or offense.

[SEC. 2. MAXIMUM RENT CEILINGS AND MINIMUM SERVICE STANDARDS.—(1) On and after the thirtieth day following the enactment of this Act, subject to such adjustments as may be made pursuant to sections 3 and 4, maximum-rent ceilings and minimum-service standards for housing accommodations excluding hotels, in the District of Columbia shall be the following:

[(a) For housing accommodations rented on January 1, 1941, the rent and service to which the landlord and tenant were entitled on that date.

[(b) For housing accommodations not rented on January 1, 1941, but which had been rented within the year ending on that date, the rent and service to which the landlord and tenant were last entitled within such year.

[(c) For housing accommodations not rented on January 1, 1941, nor within the year ending on that date, the rent and service generally prevailing for comparable housing accommodations as determined by the Administrator.

[(2) On and after the thirtieth day following the enactment of this Act, the landlord or other person in charge of and conducting any hotel in the District of Columbia shall post in a conspicuous place in each room thereof used for living or dwelling purposes, a card or sign plainly stating the rental rate per day of such room, and a copy of such rates for each room shall be filed with the Administrator. Subject to such adjustment as the Administrator may determine to be necessary in order that said rates shall conform to the standard set forth in this section and to such adjustment as may be made pursuant to sections 3 and 4, said rates when posted and filed with the Administrator, shall constitute the maximum-rent ceiling for the housing accommodations specified: *Provided*, That the transient rates so posted shall not exceed the established or standard rate charged by the landlord as of January 1, 1941, except that after written notice by the landlord to the Administrator such landlord may make such addition or deduction to or from such rate as will compensate for (1) a substantial change since January 1, 1941, in maintenance or operating costs or expenses, or (2) a substantial capital improvement or alteration made since January 1, 1941, and such addition or deduction shall be subject to review by the Administrator, and he may by order adjust such maximum-rent ceiling to provide the rental rate generally prevailing for comparable housing accommodations as determined by the Administrator. Posted rates shall conform to the following:

[(a) In the case of apartment units, the rental rate shall be that which the landlord was entitled to receive on January 1, 1941, except in those instances where it is shown that a special rate less than the established or standard rate charged by the landlord as of January 1, 1941, was being charged, a rate may be posted at such established or standard rate: *Provided*, That the rate being charged the current occupant shall not be increased.

[(b) Where apartment units are changed from furnished to unfurnished, or vice versa, the rate shall be that charged by the landlord for comparable housing accommodations on January 1, 1941: *Provided*, That no such change may be made without the consent of the current occupant, if there be one.

[(c) Where housing accommodations are changed from permanent to transient use, the rate shall not exceed that posted for comparable accommodations.

[(d) In the case of a hotel not in operation January 1, 1941, the rental rates posted shall be the rates generally prevailing for comparable housing accommodations.

[(e) For the purposes of this section, the term "hotel" means an establishment operating under a hotel license and occupied by an appreciable number of persons who are provided customary hotel services such as maid service, furnishing and laundering of linen, telephone and secretarial or desk service, use and upkeep of furniture and fixtures, and bellboy service.

[(3) After April 30, 1948, the provisions of this Act shall not apply to the following housing accommodations, and no maximum rent ceilings or minimum service standards shall be prescribed with respect thereto:

[(a) Any housing accommodations in hotels, which accommodations are used exclusively for transient occupancy, that is, for living quarters for nonresidents upon a short-time basis;

[(b) Any housing accommodations the construction of which was completed after March 31, 1948, or which are additional housing accommodations created by conversion after March 31, 1948, except as hereinafter provided;

[(c) Nonhousekeeping, furnished housing accommodations, located within a single dwelling unit not used as a rooming or boarding house, but only if (A) no more than two paying tenants, not members of the landlord's immediate family, live in such dwelling unit, and (B) the remaining portion of such dwelling unit is occupied by the landlord or his immediate family.

[(4) Any housing accommodations resulting from any conversion created on or after May 1, 1949, shall continue to be housing accommodations subject to maximum rent ceilings and minimum service standards unless the Administrator issues an order decontrolling them, which he shall issue if he finds that the conversion resulted in additional, self-contained family units as defined by regulations issued by him.

[(5) (a) After June 30, 1950, the provisions of this Act shall not apply to, and no maximum rent ceiling or minimum service standards shall be prescribed for, any furnished nonhousekeeping housing accommodations which are rented as rooms without kitchen privileges or facilities for cooking (but not in a suite of two or more rooms), and when and for such period as any of the housing accommodations in any building used as a rooming house are decontrolled under this paragraph (a) the provisions of this Act shall not apply to, and no maximum rent ceilings or minimum service standards shall be prescribed for, such building.

[(b) After June 30, 1950, self-contained family units (as defined by regulations issued by the Administrator) located in hotels shall continue to be housing accommodations subject to maximum-rent ceilings and minimum-service standards unless the Administrator issues an order decontrolling them, or any of them, which he shall issue if he finds that such hotel is primarily engaged in furnishing accommodations for transients.

[SEC. 3. GENERAL ADJUSTMENT OF MAXIMUM RENT CEILINGS.—Whenever in the judgment of the Administrator a general increase or decrease since January 1, 1941, in taxes or other maintenance or operating costs or expenses has occurred or is about to occur in such manner and amount as substantially to affect the maintenance and operation of housing accommodations generally or of any particular class of housing accommodations, he may by regulation or order increase or decrease the maximum-rent ceiling or minimum-service standard, or both, for such accommodations or class thereof in such manner or amount as will in his judgment compensate, in whole or in part, for such general increase or decrease. Thereupon such adjusted ceiling or standard shall be the maximum-rent ceiling or minimum-service standard for the housing accommodations subject thereto.

[SEC. 4. PETITION FOR ADJUSTMENT.—(a) Any landlord or tenant may petition the Administrator to adjust the maximum-rent ceiling applicable to his housing accommodations on the ground that such maximum-rent ceiling is, due to peculiar circumstances affecting such housing accommodations, substantially higher or lower than the rent generally prevailing for comparable housing accommodations; whereupon the Administrator may by order adjust such maximum-rent ceiling to provide the rent generally prevailing for comparable housing accommodations as determined by the Administrator.

[(b) Any landlord may petition the Administrator to adjust the maximum-rent ceiling or minimum-service standard, or both, applicable to his housing accommodations to compensate for (1) a substantial rise, since January 1, 1941, in taxes or other maintenance or operating costs or expenses, or (2) a substantial capital improvement or alteration made since January 1, 1941; whereupon the Administrator may by order adjust such maximum-rent ceiling or minimum-service standard in such manner or amount as he deems proper to compensate therefor, in whole or in part, if he finds such adjustment necessary or appropriate to carry out the purposes of this Act: *Provided,* That no such adjusted maximum-rent ceiling or minimum-service standard shall permit the receipt of rent in excess of the rent generally prevailing for comparable housing accommodations as determined by the Administrator: *Provided further,* That the Administrator may by order adjust the maximum-rent ceiling or minimum-service standard hereunder although the landlord fails to produce evidence of facts occurring in the period from January 1, 1941, to December 31, 1945, if the landlord proves circumstances which in the opinion of the Administrator excuse the failure to produce evidence of such facts.

[(c) Any tenant may petition the Administrator on the ground that the service supplied to him is less than the service established by the minimum-service standard for his housing accommodations, but in the case of a hotel, is less than the established or standard service supplied as of January 1, 1941; whereupon the Administrator may order that the service be maintained at such minimum-service standard, or that the maximum-rent ceiling be decreased to compensate for a reduction in service, as he deems necessary or appropriate to carry out the purposes of this Act.

[(d) Any landlord may petition the Administrator for permission to reduce the service supplied by him in connection with any housing accommodations; whereupon the Administrator, if he determines that the reduction of such services is to be made in good faith for valid business reasons and is not inconsistent with carrying out the purposes of this Act, may, by order, reduce the minimum-service standard applicable to such housing accommodations and adjust the maximum-rent ceiling downward in such amount as he deems proper to compensate therefor.

[(e) Any tenant may petition the Administrator to adjust the maximum-rent ceiling applicable to his housing accommodations on the ground that such maximum-rent ceiling permits the receipt of an unduly high rent; whereupon the Administrator may by order adjust such maximum-rent ceiling in such manner or amount as shall, in his judgment, effectuate the purposes of this Act, and provide a fair and reasonable rent for such housing accommodations.

[(f) A petition made pursuant to this section shall be subject to the provisions of sections 8 and 9 of this Act. Any adjusted maximum-rent ceiling or minimum-service standard ordered pursuant to this section shall be the maximum-rent ceiling or minimum-service standard for the housing accommodations subject thereto; except that in the event that the adjustment order is stayed or set aside by the court in accordance with section 9 of this Act, the maximum-rent ceiling and minimum-service standard theretofore applicable to such housing accommodations under this Act shall remain in full force and effect.

[SEC. 5. PROHIBITIONS.—(a) It shall be unlawful, regardless of any agreement, lease, or other obligation heretofore or hereafter entered into, for any person to demand or receive any rent in excess of the maximum-rent ceiling, or refuse to supply any service required by the minimum-service standard, or otherwise to do or omit to do any act in violation of any provision of this Act or of any regulation, order, or other requirement thereunder, or to offer or agree to do any of the foregoing. Nothing herein shall be construed to require the refund of any rent paid or payable for the use or occupancy of housing accommodations prior to the 30th day following the enactment of this Act.

[(b) No action or proceeding to recover possession of housing accommodations shall be maintainable by any landlord against any tenant, notwithstanding that the tenant has no lease or that his lease has expired, so long as the tenant continues to pay the rent to which the landlord is entitled, unless—

[(1) The tenant is (a) violating an obligation of his tenancy (other than an obligation to pay rent higher than rent permitted under this Act or any regulation or order thereunder applicable to the housing accommodations involved or an obligation to surrender possession of such accommodations) or (b) is committing a nuisance or using the housing accommodations for an immoral or illegal purpose of for other than living or dwelling purposes, or

[(2) The landlord seeks in good faith to recover possession of the property for his immediate and personal use and occupancy as a dwelling: *Provided,*

That in the case of housing accommodations in a structure or premises owned or leased by a cooperative corporation or association no such action or proceeding under this paragraph or paragraph (3) of this section shall be maintained unless stock or membership in the cooperative corporation or association has been acquired by persons who are or were tenants in occupancy of at least 65 per centum of the dwelling units in the structure or premises at the time said cooperative corporation or association either (1) acquired or leased said structure or premises, or (2) entered into a contract or option to acquire or lease said structure or premises, whichever date is earliest, and who as such stockholders or members are entitled to possession of their respective dwelling units in the structure or premises by virtue of proprietary leases or otherwise, and this provision shall apply whether such corporation or association acquired or leased such structure or premises or entered into a contract or option to do so prior to or after the effective date of this amendatory Act or unless as the holder of stock or membership acquired in the cooperative corporation or association prior to March 1, 1949, a stockholder or member was entitled to possession of a dwelling unit in the structure or premises by virtue of a proprietary lease or otherwise, or

[(3) The landlord has in good faith contracted in writing to sell the property for immediate and personal use and occupancy as a dwelling by the purchaser and that the contract of sale contains a representation by the purchaser that the property is being purchased by him for such immediate and personal use and occupancy, or

[(4) The landlord seeks in good faith to recover possession for the immediate purpose of substantially altering, remodeling, or demolishing the property and replacing it with new construction, the plans for which altered, remodeled, or new construction having been filed with and approved by the Commissioners of the District of Columbia, or

[(5) The housing accommodations are nonhousekeeping, furnished, accommodations located within a single-dwelling unit not used as a rooming or boarding house as defined by this Act and the remaining portion of which dwelling unit is occupied by the lessor or his immediate family.

[(c) It shall be unlawful for any person to remove, or attempt to remove, from any housing accommodations the tenant or occupant thereof or to refuse to renew lease or agreement for the use of such accommodations because such tenant or occupant has taken or purposes to take action authorized or required by this Act or any regulation, order, or requirement thereunder.

[SEC. 6. ADMINISTRATOR.—There is hereby created in and for the District of Columbia the office of Administrator of Rent Control. The Administrator shall be appointed by the Commissioners of the District of Columbia and shall be a bona fide resident of the District of Columbia for not less than 3 years prior to his appointment. He shall devote his full time to the office of Administrator and shall receive a salary at the rate of $7,500 per annum. The Administrator shall establish offices, acquire supplies and equipment, and employ such personnel, subject to approval by the Commissioners of the District of Columbia, and in accordance with the Classification Act of 1923, as amended, without regard to race or creed, as may be necessary in the performance of his functions under this Act. The Administrator shall submit a semiannual report to the Commissioners of the District of Columbia for transmittal to the Congress of the United States.

[SEC. 7. OBTAINING INFORMATION.—(a) The Administrator may make such studies and investigations, and obtain or require the furnishing of such information under oath or affirmation or otherwise, as he deems necessary or proper to assist him in prescribing any regulation or order under this Act, or in the administration and enforcement of this Act, and regulations and orders thereunder. For such purposes the Administrator may administer oaths and affirmations, may require by subpena or otherwise the attendance and testimony of witnesses and the production of documents at any designated place, may require persons to permit the inspection and copying of documents, and the inspection of housing accommodations and may, by regulation or order, require the making and keeping of records and other documents. No person shall be excused from complying with any requirement under this section because of his privilege against self-incrimination, but the immunity provisions of the Compulsory Testimony Act of February 11, 1893 (U. S. C. 1934 edition, title 49, sec. 46), shall apply with respect to any individual who specifically claims such privilege. In the event of contumacy or refusal to obey any such subpena or requirement under this section, the Administrator may make application to the United States District Court for the District of Columbia for an order requiring obedience thereto.

Thereupon, the court, with or without notice and hearing, as it in its discretion may decide, shall make such order as is proper and may punish as a contempt any failure to comply with such order.

[(b) The Administrator shall have authority to promulgate, issue, amend, or rescind rules and regulations, subject to approval by the Commissioners of the District of Columbia, and to issue such orders as may be deemed necessary or proper to carry out the purposes and provisions of this Act or to prevent the circumvention or evasion thereof. The Administrator may require a license as a condition of engaging in any rental transaction involving the subletting of any housing accommodations or the renting of housing accommodations in a rooming or boarding house, or in a hotel. For the purposes of this Act the term "rooming or boarding house" means a house in which living quarters are rented by the householder to more than two persons. No fee shall be charged for the issuance to any person of any such license and no such license shall contain any provision not prescribed by this Act or which could not be prescribed by regulation, order, or requirement thereunder.

[SEC. 8. PROCEDURE.—(a) Any petition filed by a landlord or tenant under section 4 shall be promptly referred to an examiner designated by the Administrator. Notice of such action, in such manner as the Administrator shall by regulation prescribe, shall be given the tenant and landlord of the housing accommodations involved. If the petition be frivolous or without merit, the examiner shall forthwith dismiss it. Such order of dismissal may be reviewed by the Administrator in the manner provided in subsection (c) of this section. The examiner shall grant a hearing upon the petition except in cases dismissed under this subsection.

[(b) Hearings under this section shall be conducted in accordance with regulations prescribed by the Administrator. The landlord and tenant shall be given an opportunity to be heard or to file written statements, due regard to be given the utility and relevance of the information offered and the need for expedition. In any such hearing the common-law rules of evidence shall not be controlling.

[(c) The examiner, after hearing, shall make findings of fact and recommend an appropriate order. Copies of such findings and order shall be served upon the parties to the proceeding in such manner as the Administrator may prescribe by regulations. Within five days after such service, any such party may request that the recommended order be reviewed by the Administrator. If there be no such request within such five days, the findings and recommended order of the examiner shall thereupon be deemed to be the findings and order of the Administrator: *Provided*, That the Administrator may review the proceedings, as herein provided, on his own motion at any time within ten days after service of the examiner's findings and order upon the parties. The Administrator may, in his discretion, grant a hearing upon the request. Upon such request or motion, the record in the case shall be forthwith transferred to the Administrator for review and he may, in his discretion, grant a hearing. He shall state his findings of fact or affirm the examiner's findings of fact, which findings in either case shall be conclusive if supported by substantial evidence, and shall make an appropriate order.

[SEC. 9. COURT REVIEW.—(a) Within ten days after issuance of an order of the Administrator under section 4, any party may file a petition to review such action in the municipal court of appeals for the District of Columbia, and shall forthwith serve a copy of such petition upon the Administrator. Thereupon, the Administrator shall certify and file with the court a transcript of the record upon which the order complained of was entered. Upon the filing of such transcript, the court shall have exclusive jurisdiction to affirm or set aside such order, or remand the proceeding: *Provided*, That the Administrator may at any time, upon reasonable notice and in such manner as he shall deem proper, rescind, modify, or set aside, in whole or in part, any such order at any time notwithstanding the pendency of the petition to review.

[(b) No objection that has not been urged before the Administrator shall be considered by the court, unless the failure to urge such objection shall be excused because of extraordinary circumstances. No order shall be set aside or remanded unless the petitioner shall establish to the satisfaction of the court that the order is not in accordance with law, or is not supported by substantial evidence. The commencement of proceedings under this section shall not, except as provided in subsection (d), operate as a stay of the Administrator's order.

[(c) The municipal court of appeals for the District of Columbia is hereby granted exclusive jurisdiction to review any order of the Administrator made

pursuant to section 4 of this Act. The judgment and decree of the court shall be final, subject to review as provided by law relative to other judgments of the court. All cases now pending before the statutory three-judge court of the municipal court which have not been presented to that court for decision at the time this Act takes effect shall forthwith be certified by said court to the municipal court of appeals for the District of Columbia. Nothing herein contained shall affect the validity of any judgment or decree of the statutory court (consisting of three judges of the municipal court as heretofore provided by law) rendered subsequent to the effective date of this Act in cases heretofore presented to that court and now awaiting decision.

[(d) No court shall issue any interlocutory order or decree staying the effectiveness of any provision of this Act or any regulation or order issued thereunder, unless the person objecting to such provision, regulation, or order, shall file with the court an undertaking with a surety or sureties satisfactory to the court for the payment, in the event such objection is not sustained, of the amount by which the maximum rent, if any, permitted under such provision, regulation, or order, exceeds or is less than the amount actually received or paid while such stay is in effect.

[SEC. 10. ENFORCEMENT, PENALTIES.—(a) If any landlord receives rent or refuses to render services in violation of any provision of this Act, or of any regulation or order thereunder prescribing a rent ceiling or service standard, the tenant paying such rent or entitled to such service, or the Administrator on behalf of such tenant, may bring suit to rescind the lease or rental agreement, or, in case of violation of a maximum-rent ceiling, an action for double the amount by which the rent paid exceeded the applicable rent ceiling and, in case of violation of a minimum-service standard, an action for double the value of the services refused in violation of the applicable minimum-service standard or for $50, whichever is greater in either case, plus reasonable attorneys' fees and costs as determined by the court. Any suit or action under this subsection may be brought in the municipal court of the District of Columbia regardless of the amount involved, and the municipal court is hereby given exclusive jurisdiction to hear and determine all such cases.

[(c) No person shall be held liable for damages or penalties in any court on any grounds for or in respect of anything done or omitted to be done in good faith pursuant to any provision of this Act or any regulation, order, or requirement thereunder, notwithstanding that subsequently such provision, regulation, order, or requirement may be modified, rescinded, or determined to be invalid. The Administrator may intervene in any suit or action wherein a party relies for ground of relief or defense upon this Act or any regulation, order, or requirement thereunder. No costs shall be assessed against the Administrator in any proceedings had or taken in accordance with this Act.

[(d) Whenever in the judgment of the administrator any person has engaged or is about to engage in any acts or practices which constitute or will constitute a violation of this Act, or any regulation, order, or requirement thereunder, he may make application to the United States District Court for the District of Columbia for an order enforcing compliance with this Act or such regulation, order, or requirement, and upon a proper showing a permanent or temporary injunction, restraining order, or other order, shall be granted without bond.

[SEC. 11. DEFINITIONS.—As used in this Act—

[(a) The term "housing accommodations" means any building, structure or part thereof, or land appurtenant thereto, or any other real or personal property rented or offered for rent for living or dwelling purposes in the District of Columbia (including, but without limitation, houses, apartments, hotels, rooming- or boarding-house accommodations, and other properties used for living or dwelling purposes) together with all services supplied in connection with the use or occupancy of such property.

[(b) The term "services" includes the furnishing of light, heat, hot and cold water, telephone, elevator service, furnishings, furniture, window shades, screens, awnings, and storage, kitchen, bath, and laundry facilities and privileges, maid service, janitor service, the removal of refuse, and the making of all repairs suited to the housing accommodations or necessitated by ordinary wear and tear, and any other privilege or facility connected with the use or occupancy of housing accommodations.

[(c) The term "rent" means the consideration, including any bonus, benefit, or gratuity, demanded or received per day, week, month, year, or other period of time as the case may be, for the use or occupancy of housing accommodations or the transfer of a lease for such accommodations.

[(d) The term "maximum-rent ceiling" means the maximum rent which may be demanded or received for the use or occupancy of housing accommodations or the transfer of a lease for such accommodations.

[(e) The term "minimum-service standard" means the minimum service which may be supplied in connection with the renting or leasing of housing accommodations.

[(f) The term "tenant" includes a subtenant, lessee, sublessee, or other person entitled to the use or occupancy of any housing accommodations.

[(g) The term "landlord" includes an owner, lessor, sublessor, or other person entitled to receive rent for the use or occupancy of any housing accommodations.

[(h) The term "person" includes one or more individuals, firms, partnerships, corporations, or associations and any agent, trustee, receiver, assignee, or other representative thereof.

[(*i*) The term "documents" includes leases, agreements, records, books, accounts, correspondence, memoranda, and other documents, and drafts and copies of any of the foregoing.

[SEC. 12. SEPARABILITY.—If any provision of this Act or the application of such provision to any person or circumstance shall be held invalid, the validity of the remainder of the Act and the applicability of such provision to other persons or circumstances shall not be affected thereby.

[SEC. 13. APPROPRIATION.—There is hereby authorized to be appropriated such funds as may be necessary to carry out the provisions of this Act, to be paid out of money in the Treasury of the United States to the credit of the District of Columbia not otherwise appropriated.

[SEC. 14. SHORT TITLE.—This Act may be cited as the "District of Columbia Emergency Rent Act."

[SEC. 7. Nothing in this Act shall be construed as authorizing or permitting the recontrol of any housing accommodations which have been heretofore decontrolled.[1]]

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That the District of Columbia Emergency Rent Act is hereby amended to read as follows:

"PURPOSES; TIME LIMIT

"SECTION 1. (a) It is hereby found that the national emergency and the national defense program (1) have aggravated the congested situation with regard to housing accommodations existing at the seat of government; (2) have led or will lead to profiteering and other speculative and manipulative practices by some owners of housing accommodations; (3) have rendered or will render ineffective the normal operations of a free market in housing accommodations; and (4) are making it increasingly difficult for persons whose duties or obligations require them to live or work in the District of Columbia to obtain such accommodations. Whereupon it is the purpose of this Act and the policy of the Congress during the existing emergency to prevent undue rent increases and any other practices relating to housing accommodations in the District of Columbia which may tend to increase the cost of living or otherwise impede the national-defense program.

"(b) The provisions of this Act, and all regulations, orders, and requirements thereunder, shall terminate on March 31, 1952, except that as to offenses committed, or rights or liabilities incurred, prior to such expiration date, the provisions of this Act and such regulations, orders, and requirements shall be treated as still remaining in force for the purpose of sustaining any proper suit, action, or prosecution with respect to any such right, liability, or offense.

"MAXIMUM-RENT CEILINGS AND MINIMUM-SERVICE STANDARDS

"SEC. 2. Subject to such adjustments as may be made pursuant to sections 3 and 4, maximum-rent ceilings and minimum-service standards for housing accommodations in the District of Columbia shall be the following:

"(1) For housing accommodations rented on January 1, 1951, and not under control under this Act prior to that date, the rent and service to which the landlord and tenant were entitled on that date.

"(2) For housing accommodations not rented on January 1, 1951, but which had been rented within the year ending on that date, and not under control under this Act during that year the rent and service to which the landlord and tenant were last entitled within such year.

[1] Sec. 7, Public Law 45, 81st Cong.

"(3) For housing accommodations not rented on January 1, 1951, or within the year ending on that date, and not covered by subsection (4) hereof, the rent and service generally prevailing for comparable housing accommodations as determined by the Administrator.

"(4) For housing accommodations under control under this Act on December 31, 1950, the rent and service to which the landlord and tenant were entitled on December 31, 1950; except that upon the filing, by any landlord of any housing accommodations covered by this subsection, of a new rent schedule on a form prescribed by the Administrator and setting forth the pertinent circumstances as indicated by such form, the rent and service shall be adjusted and automatically effective upon the date of filing thereof, (A) for housing accommodations rented on January 1, 1941, or within the year ending on that date, so that the maximum-rent ceiling shall be increased to 20 per centum above the rent heretofore frozen at the level of January 1, 1941, or the last rent in the year 1940, whichever was applicable, plus the upward adjustments heretofore authorized by General Orders 12 and 13 of the Administrator; and (B) for housing accommodations not rented on January 1, 1941, or within the year ending on that date, so that the maximum-rent ceiling shall be increased by 2 per centum per year for each calendar year ending after rent schedules for such housing accommodations were first filed in the office of the Administrator, for the calendar years 1941 to 1950, inclusive, to the extent applicable, plus the upward adjustments heretofore authorized by General Orders 12 and 13 of the Administrator.

"GENERAL AND SPECIAL ADJUSTMENTS

"SEC. 3. (a) Whenever in the judgment of the Administrator a general increase or decrease since January 1, 1951, in taxes or other maintenance or operating costs or expenses has occurred or is about to occur in such manner and amount as substantially to affect the maintenance and operation of housing accommodations generally or of any particular class of housing accommodations, he may by regulation or order increase or decrease the maximum-rent ceiling or minimum-service standard, or both, for such accommodations or class thereof in such manner or amount as will in his judgment compensate, in whole or in part, for such general increase or decrease. Thereupon such adjusted ceiling or standard shall be the maximum-rent ceiling or minimum-service standard for the housing accommodations subject thereto.

"(b) Upon a showing by any landlord of good cause in the judgment of the Administrator that the maximum-rent ceiling on any housing accommodation is substantially lower than the maximum-rent ceiling for comparable housing accommodations located within the same building or group of buildings operated by the same landlord as a single operation, the Administrator may, by special order under this section, adjust such lower ceiling so as to equalize the same with such higher ceiling, and thereupon such adjusted ceilings shall be the maximum-rent ceilings for the housing accommodations subject to such special order.

"(c) Upon the showing by any landlord to the satisfaction of the Administrator that the maximum-rent ceilings, on any comparable housing accommodations located within the same building or group of buildings operated by the same landlord as a single operation, will vary in amount due to the effect of General Orders 12 and 13 or similar general orders, the Administrator may, by special order under this section, adjust any or all of such ceilings so as to equalize the same, and thereupon such adjusted ceilings shall be the maximum-rent ceilings for the housing accommodations subject to such special order.

"PETITION FOR ADJUSTMENT

"SEC. 4. (a) Any landlord or tenant may petition the Administrator to adjust the maximum-rent ceiling applicable to his housing accommodations on the ground that such maximum-rent ceiling is, due to peculiar circumstances affecting such housing accommodations, substantially higher or lower than the rent generally prevailing for comparable housing accommodations; whereupon the Administrator may by order adjust such maximum-rent ceiling to provide the rent generally prevailing for comparable housing accommodations as determined by the Administrator.

"(b) Any landlord may petition the Administrator to adjust the maximum-rent ceiling or minimum-service standard, or both, applicable to his housing accommodations to compensate for (1) a substantial rise in taxes or other maintenance or operating costs or expenses over those prior to January 1, 1951, or (2) a substantial capital improvement including furniture and furnishings or alteration made since January 1, 1951; whereupon the Administrator may by order adjust such maximum-rent ceiling

or minimum-service standard in such manner or amount as he deems proper to compensate therefor, in whole or in part, if he finds such adjustment necessary or appropriate to carry out the purposes of this Act: Provided, That no such adjusted maximum-rent ceiling or minimum-service standard shall permit the receipt of rent in excess of the rent generally prevailing for comparable housing accommodations as determined by the Administrator.

"(c) Any tenant may petition the Administrator on the ground that the service supplied to him is less than the service established by the minimum-service standard for his housing accommodations; whereupon the Administrator may order that the service be maintained at such minimum-service standard, or that the maximum-rent ceiling be decreased to compensate for a reduction in service, as he deems necessary or appropriate to carry out the purposes of this Act.

"(d) Any landlord may petition the Administrator for permission to reduce the service supplied by him in connection with any housing accommodations; whereupon the Administrator, if he determines that the reduction of such service is to be made in good faith for valid business reasons and is not inconsistent with carrying out the purposes of this Act, may, by order, reduce the minimum-service standard applicable to such housing accommodations and adjust the maximum-rent ceiling downward in such amount as he deems proper to compensate therefor.

"(e) Any tenant may petition the Administrator to adjust the maximum-rent ceiling applicable to his housing accommodations on the ground that such maximum-rent ceiling permits the receipt of an unduly high rent; whereupon the Administrator may by order adjust such maximum-rent ceiling in such manner or amount as shall, in his judgment, effectuate the purposes of this Act and provide a fair and reasonable rent for such housing accommodations, but not less than the generally prevailing rate for comparable housing accommodations.

"(f) A petition made pursuant to this section shall be subject to the provisions of sections 8 and 9 of this Act. Any adjusted maximum-rent ceiling or minimum-service standard ordered pursuant to this section shall be the maximum-rent ceiling or minimum-service standard for the housing accommodations subject thereto; except that, in the event that the adjustment order is stayed or set aside by the court in accordance with section 9 of this Act, the maximum-rent ceiling and minimum-service standard theretofore applicable to such housing accommodations under this Act remain in full force and effect.

"(g) Upon the expiration of forty-five days after the date of the filing of any petition by any landlord for adjustment of the maximum-rent ceiling under the provisions of subsection (b) of this section, the maximum-rent ceiling for the housing accommodations covered by such petition automatically shall become the ceiling requested in such adjustment petition, unless and until such adjustment petition shall have been finally disposed of by the Administrator or his office, pursuant to the provisions of this section and the provisions of sections 8 and 9. Upon such final disposition the maximum-rent ceiling provided by this subsection during the pendency of such adjustment petition shall exceed the maximum-rent ceiling as finally disposed of by the Administrator or his office, any tenant having paid such excess or any part thereof shall be entitled to a refund to the extent of such payment, but the landlord shall not be liable for any penalties under the provisions of this Act.

"PROHIBITIONS

"SEC. 5. (a) It shall be unlawful, regardless of any agreement, lease, or other obligation heretofore or hereafter entered into, for any person to demand or receive any rent in excess of the maximum-rent ceiling, or refuse to supply any service required by the minimum-service standards, or otherwise to do or omit to do any act in violation of any provision of this Act or of any regulation, order, or other requirement thereunder, or to offer or agree to do any of the foregoing.

"(b) No action or proceeding to recover possession of housing accommodations shall be maintainable by any landlord against any tenant, notwithstanding that the tenant has no lease or that his lease has expired, so long as the tenant continues to pay the rent to which the landlord is entitled, unless—

"(1) The tenant is (A) violating an obligation of his tenancy (other than an obligation to pay rent higher than rent permitted under this Act or any regulation or order thereunder applicable to the housing accommodations involved or an obligation to surrender possession of such accommodations) or (B) is committing a nuisance or using the housing accommodations for an immoral or illegal purpose or for other than living or dwelling purposes; or

"(2) The landlord seeks in good faith to recover possession of the property for his immediate and personal use and occupancy as a dwelling: Provided, That in the case of housing accommodations in a structure or premises owned or leased

by a cooperative corporation or association no such action or proceeding under this paragraph or paragraph (3) of this section shall be maintained unless stock or membership in the cooperative corporation or association has been acquired by persons who are or were tenants in occupancy of at least 65 per centum of the dwelling units in the structure or premises at the time said cooperative corporation or association either (1) acquired or leased said structure or premises, or (2) entered into a contract or option to acquire or lease said structure or premises, whichever date is earliest, and who as such stockholders or members are entitled to possession of their respective dwelling units in the structure or premises by virtue of proprietary leases or otherwise, and this provision shall apply whether such corporation or association acquired or leased such structure or premises or entered into a contract or option to do so prior to or after the effective date of this amendatory Act or unless as the holder of stock or membership acquired in the cooperative corporation or association prior to March 1, 1949, a stockholder or member was entitled to possession of a dwelling unit in the structure or premises by virtue of a proprietary lease or otherwise.

"(3) The landlord has in good faith contracted in writing to sell the property for immediate and personal use and occupancy as a dwelling by the purchaser and that the contract of sale contains a representation by the purchaser that the property is being purchased by him for such immediate and personal use and occupancy; or

"(4) The landlord seeks in good faith to recover possession for the immediate purpose of substantially altering, remodeling, or demolishing the property and replacing it with new construction, the plans for which altered, remodeled, or new construction having been filed with, and approved by, the Commissioners of the District of Columbia; or

"(5) The landlord seeks in good faith to recover possession for the immediate purpose of discontinuing the housing use and occupancy for a continuous period of not less than six months, during which period, commencing on the date possession is recovered under this subsection, it shall be unlawful for the owner of such housing accommodations or his agent to demand or receive rent for the same, and any person paying such rent may bring an action for double the amount of rent so paid, pursuant to the provisions of section 10 of the Act; or

"(6) The landlord, being a recognized school or an accredited nonprofit university, has a bona fide need for the premises for educational, research, administrative, or dormitory use.

"(c) It shall be unlawful for any person to remove, or attempt to remove, from any housing accommodations the tenant or occupant thereof or to refuse to renew lease or agreement for the use of such accommodations because such tenant or occupant has taken or proposes to take action authorized or required by this Act or any regulation, order, or requirement thereunder.

"ADMINISTRATOR

"SEC. 6. There is hereby created in and for the District of Columbia the Office of Administrator of Rent Control. The Administrator shall be appointed by the Commissioners of the District of Columbia and shall be a bona fide resident of the District of Columbia for not less than three years prior to his appointment. He shall devote his full time to the Office of Administrator and ", notwithstanding the provisions of any other law heretofore enacted, shall receive a salary at the rate of $10,000 per annum." The Administrator shall establish offices, acquire supplies and equipment, and employ such personnel subject to approval by the Commissioners of the District of Columbia, and in accordance with the Classification Act of 1949, without regard to race or creed, as may be necessary in the performance of his functions under this Act. The Administrator shall submit a semiannual report to the Commissioners of the District of Columbia for transmittal to the Congress of the United States.

"OBTAINING INFORMATION

"SEC. 7. (a) The Administrator may make such studies and investigations, and obtain or require the furnishing of such information under oath or affirmation or otherwise, as he deems necessary or proper to assist him in prescribing any regulation or order under this Act, or in the administration and enforcement of this Act, and regulations and orders thereunder. For such purposes the Administrator may administer oaths and affirmations; may require, by subpena or otherwise, the attendance and testimony of witnesses and the production of documents at any designated place; may require persons to permit the inspection and copying of documents, and the inspection of housing accommodations; and may, by regulation or order, require

the making and keeping of records and other documents. No person shall be excused from complying with any requirement under this section because of his privilege against self-incrimination, but the immunity provisions of the Compulsory Testimony Act of February 11, 1893 (U. S. C., 1934 edition, title 49, sec. 46), shall apply with respect to any individual who specifically claims such privilege. In the event of contumacy or refusal to obey any such subpena or requirement under this section, the Administrator may make application to the United States District Court for the District of Columbia for an order requiring obedience thereto. Thereupon the court, with or without notice and hearing, as it in its discretion may decide, shall make such order as is proper and may punish as a contempt any failure to comply with such order.

"(b) The Administrator shall have authority to promulgate, issue, amend, or rescind rules and regulations, subject to approval by the Commissioners of the District of Columbia, and to issue such orders as may be deemed necessary or proper to carry out the purposes and provisions of this Act or to prevent the circumvention or evasion thereof.

"PROCEDURE

"SEC. 8. (a) Any petition filed by a landlord or tenant under section 4 shall be promptly referred to an examiner designated by the Administrator. Notice of such action, in such manner as the Administrator shall by regulation prescribe, shall be given the tenant and landlord of the housing accommodations involved. If the petition be frivolous or without merit, the examiner shall forthwith dismiss it. Such order of dismissal may be reviewed by the Administrator in the manner provided in subsection (c) of this section. The examiner shall grant a hearing upon the petition except in cases dismissed under this subsection.

"(b) Hearings under this section shall be conducted in accordance with regulations prescribed by the Administrator. The landlord and tenant shall be given an opportunity to be heard or to file written statements, due regard to be given the utility and relevance of the information offered and the need for expedition. In any such hearing the common-law rules of evidence shall not be controlling.

"(c) The examiner, after hearing, shall make findings of fact and recommend an appropriate order. Copies of such findings and order shall be served upon the parties to the proceeding in such manner as the Administrator may prescribe by regulation. Within five days after such service, any such party may request that the recommended order be reviewed by the Administrator. If there be no such request within such five days, the findings and recommended order of the examiner shall thereupon be deemed to be the findings and order of the Administrator: Provided, That the Administrator may review the proceedings, as herein provided, on his own motion at any time within ten days after service of the examiner's findings and order upon the parties. The Administrator may, in his discretion, grant a hearing upon the request. Upon such request or motion, the record in the case shall be forthwith transferred to the Administrator for review and he may, in his discretion, grant a hearing. He shall state his findings of fact or affirm the examiner's findings of fact, which findings in either case shall be conclusive if supported by substantial evidence, and shall make an appropriate order.

"COURT REVIEW

"SEC. 9. (a) Within ten days after issuance of an order of the Administrator under section 4, any party may file a petition to review such action in the Municipal Court of Appeals for the District of Columbia and shall forthwith serve a copy of such petition upon the Administrator. Thereupon, the Administrator shall certify and file with the court a transcript of the record upon which the order complained of was entered. Upon the filing of such transcript, the court shall have exclusive jurisdiction to affirm or set aside such order, or remand the proceeding: Provided, That the Administrator may at any time, upon reasonable notice and in such manner as he shall deem proper, rescind, modify, or set aside, in whole or in part, any such order of the Administrator at any time notwithstanding the pendency of the petition to review.

"(b) No objection that has not been urged before the Administrator shall be considered by the court unless the failure to urge such objection shall be excused because of extraordinary circumstances. No order shall be set aside or remanded unless the petitioner shall establish to the satisfaction of the court that the order is not in accordance with law, or is not supported by substantial evidence. The commencement of proceedings under this section shall not, except as provided in subsection (d), operate as a stay of the Administrator's order.

"(c) The Municipal Court of Appeals for the District of Columbia is hereby granted exclusive jurisdiction to review any order of the Administrator made pursuant to

section 4 of this Act. The judgment and decree of the court shall be final, subject to review as provided by law relative to other judgments of the court.

"(d) No court shall issue any interlocutory order or decree staying the effectiveness of any provision of this Act or any regulation or order issued thereunder unless the person objecting to such provision, regulation, or order shall file with the court an undertaking with a surety or sureties satisfactory to the court for the payment, in the event such objection is not sustained, of the amount by which the maximum rent, if any, permitted under such provision, regulation, or order exceeds or is less than the amount actually received or paid while such stay is in effect.

"ENFORCEMENT; PENALTIES

"SEC. 10. (a) If any landlord receives rent or refuses to render services in violation of any provision of this Act, or of any regulation or order thereunder prescribing a rent ceiling or service standard, the tenant paying such rent or entitled to such service, or the Administrator on behalf of such tenant, may bring suit to rescind the lease or rental agreement, or, in case of violation of a maximum-rent ceiling, an action for double the amount by which the rent paid exceeded the applicable rent ceiling and, in case of violation of a minimum-service standard, an action for double the value of the services refused in violation of the applicable minimum-service standard or for $50, whichever is greater in either case, plus reasonable attorneys' fees and costs as determined by the court. Any suit or action under this subsection may be brought in the Municipal Court for the District of Columbia regardless of the amount involved, and the municipal court is hereby given exclusive jurisdiction to hear and determine all such cases.

"(b) No person shall be held liable for damages or penalties in any court on any grounds for or in respect of anything done or omitted to be done in good faith pursuant to any provision of this Act or any regulation, order, or requirement thereunder, notwithstanding that subsequently such provision, regulation, order, or requirement may be modified, rescinded, or determined to be invalid. The Administrator may intervene in any suit or action wherein a party relies for ground of relief or defense upon this Act or any regulation, order, or requirement thereunder. No costs shall be assessed against the Administrator in any proceedings had or taken in accordance with this Act.

"(c) Whenever in the judgment of the Administrator any person has engaged or is about to engage in any acts or practices which constitute or will constitute a violation of this Act, or any regulation, order, or requirement thereunder, he may make application to the United States District Court for the District of Columbia for an order enforcing compliance with this Act or such regulation, order, or requirement, and upon a proper showing a permanent or temporary injunction, restraining order, or other order shall be granted without bond.

"DEFINITIONS

"SEC. 11. As used in this Act—

"(a) The term 'housing accommodations' means any building, structure, or part thereof, or land appurtenant thereto, or any other real or personal property rented or offered for rent for living or dwelling purposes in the District of Columbia, together with all services supplied in connection with the use or occupancy of such property; but the term 'housing accommodations' shall not include (1) any of the accommodations in a hotel in which more than 60 per centum of the space devoted to living quarters for tenants and guests is used for furnishing accommodations for transients, or the building constituting such hotel; or (2) furnished nonhousekeeping accommodations, whether or not in a hotel, which are rented as rooms without kitchen privileges or facilities for cooking (but not in a suite of two or more rooms); or (3) any building used as a licensed rooming house.

"(b) The term 'services' includes the furnishing of light, heat, hot and cold water, telephone, elevator service, furnishings, furniture, window shades, screens, awnings, and storage; kitchen, bath, and laundry facilities and privileges; maid service; janitor service; the removal of refuse, and the making of all repairs suited to the housing accommodations or necessitated by ordinary wear and tear; and any other privilege or facility connected with the use or occupancy of housing accommodations.

"(c) The term 'rent' means the consideration, including any bonus, benefit, or gratuity, demanded or received per day, week, month, year, or other period of time, as the case may be, for the use or occupancy of housing accommodations or the transfer of a lease for such accommodations.

"(d) The term 'maximum-rent ceiling' means the maximum rent which may be demanded or received for the use or occupancy of housing accommodations or the transfer of a lease for such accommodations.

"(e) The term 'minimum-service standard' means the minimum service which may be supplied in connection with the renting or leasing of housing accommodations.

"(f) The term 'tenant' includes a subtenant, lessee, sublessee, or other person entitled to the use or occupancy of any housing accommodations.

"(g) The term 'landlord' includes an owner, lessor, sublessor, or other person entitled to receive rent for the use or occupancy of any housing accommodations.

"(h) The term 'person' includes one or more individuals, firms, partnerships, corporations, or associations, and any agent, trustee, receiver, assignee, or other representative thereof.

"(i) The term 'documents' includes leases, agreements, records, books, accounts, correspondence, memoranda, and other documents, and drafts and copies of the foregoing.

"SEPARABILITY

"SEC. 12. If any provision of this Act or the application of such provision to any person or circumstance shall be held invalid, the validity of the remainder of the Act and the applicability of such provision to other persons or circumstances shall not be affected thereby.

"APPROPRIATION

"SEC. 13. There are hereby authorized to be appropriated such funds as may be necessary to carry out the provisions of this Act, to be paid out of money in the Treasury of the United States to the credit of the District of Columbia not otherwise appropriated.

"SHORT TITLE

"SEC. 14. This Act may be cited as the 'District of Columbia Emergency Rent Act of 1951'."

SEC. 2. This Act shall take effect on the day following the date of its enactment.

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